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TRANSFER  
TAX  
PAID

**PERSONAL REPRESENTATIVE'S DEED**

**010120**

**KNOW ALL MEN BY THESE PRESENTS**, that I, Emily Maroon-Sinclair, of Haymarket, County of Prince William and State of Virginia, duly appointed and acting Personal Representative of the Estate of Anna G. Peters, deceased testate, as shown by the Probate records of the Kennebec County, Maine (Docket No. 2003-69) pursuant to the authority contained in Title 18-A Maine Revised Statutes Annotated, including §1-715, and every other power, in my capacity as Personal Representative, as aforesaid, having given notice to each person succeeding to an interest in the herein conveyed real estate at least ten (10) days prior to the sale, and in consideration to me paid by Kenneth T. Gagnon and Deborah Gagnon, husband and wife, grant unto the said Kenneth T. Gagnon and Deborah Gagnon, their heirs and assigns forever, the following described real estate:

A certain lot or parcel of land, with the buildings thereon, situate in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

BEGINNING at an iron pin in the Westerly line of the First Rangeway about two hundred ninety-seven and two-tenths (297.2) feet from the intersection of said Westerly line of the First Rangeway with the Northerly line of the Oakland Road and marking the Easterly corner of lot number one (1) and running thence on the line of said lot number one (1) ninety-seven (97) feet to an angle marked by an iron pin; thence Northerly on the Easterly line of lot number two (2) one hundred sixty-three and seven tenths (163.7) feet to an angle marked by an iron pin; thence Easterly one hundred fifty-seven and five tenths (157.5) feet to an iron pin driven in the Westerly line of the First Rangeway and marking the Northeasterly corner of the lot hereby conveyed, thence Southerly on the First Rangeway, one hundred fifty-two (152) feet to the point of beginning.

Containing about nineteen thousand three hundred forty-two (19,342) square feet and being lot number twenty-two (22) as laid out on a plan made by Robert N. Cram and revised by Harry E. Green, not yet recorded (as of January 17, 1949) being still in process of revision.

The above described parcel of land is conveyed subject to certain restrictions and conditions, limitations and covenants as recited in a Warranty Deed from Aurel P. Gagnon to Cornelius K. Clauson, et al, dated February 27, 1952 recorded in the Kennebec County Registry of Deeds Book 920, Page 456.

Being the same premises conveyed to Lawrence H. Peters and Anna G. Peters by Warranty Deed of Doris H. Baker dated June 15, 1978 and recorded in the Kennebec County Registry of Deeds at Book 2117, Page 7. Anna G. Peters acquired full ownership of the premises as the surviving spouse of Lawrence H. Peters (deceased September 22, 1986).

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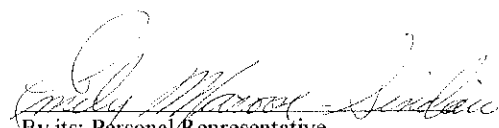
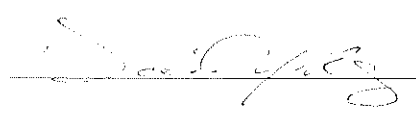
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**TO HAVE AND TO HOLD** the above granted premises, with all privileges and appurtenances thereof, to the said Kenneth T. Gagnon and Deborah Gagnon, their heirs and assigns forever.

**IN WITNESS WHEREOF**, I, the said Emily Maroon-Sinclair, in my capacity as Personal Representative as aforesaid, have hereunto set my hand and seal this 31st day of March, A.D. 2003.

Signed, Sealed and Delivered  
in the presence of

Estate of Anna G. Peters




By its: Personal Representative  
Emily Maroon-Sinclair

State of Maine  
Kennebec, ss

March 31, 2003

Then personally appeared the above-named Emily Maroon-Sinclair, in her capacity as Personal Representative, and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,

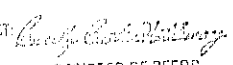


Notary Public/Attorney at Law

David J. Roy  
Notary Public, Maine  
My Commission Expires July 21, 2008

RECEIVED KENNEBEC SS.

2003 APR -2 AM 9:00

ATTEST:   
REGISTER OF DEEDS